



Thursday March 22 2007

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Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION

ITEM No 41

Subject Set a public hearing to consider an amendment to Chapter 25.2 Subchapter E Article 5 of the Land Development Code (Design Standards & Mixed Use) to add roadways in the University Hills/Windsor Park Combined Neighborhood Planning Area to the list of Core Transit Corridors (Suggested date and time May 3 2007 at 6:00 p.m. City Hall Council Chambers 301 West Second Street)

Additional Backup Material

(click to open)

Map

For More Information Adrienne Domas 974 6355 Paul DiGiuseppe 974 2865 Sylvia Arzola 974 6448

Prior Council Action 8/9/06 – City Council approved an amendment to the City Code to establish design standards for commercial multi-family and mixed use development

This action will set a public hearing to amend Chapter 25.2 Subchapter E of the Land Development Code to (Design Standards & Mixed Use Subchapter) add the following streets to the list of Core Transit Corridors (CTCs) included in Article 5 of the subchapter and to amend the map described as Figure 1

- 1 Cameron Road (from 51st Street to Hwy 290)
- 2 51st Street (from Cameron Road to Manor Road)
- 3 Gaston Place (from Berkman Drive to Wellington)

Designating these streets as CTCs would implement a recommendation in the University Hills / Windsor Park (UHWP) Combined Neighborhood Plan. The Design Standards & Mixed Use (DSMU) Subchapter states that additional Core Transit Corridors (CTCs) may be designated during the neighborhood planning process (p. iv). CTCs include roadways that have or will have sufficient population density, mix of uses, and transit facilities to encourage and support transit uses (p. iv). Stakeholders during the UHWP planning process have identified the above roadways as appropriate candidates for the CTC designation. Design standards for CTCs include, but are not limited to, no off-street parking between the roadway and buildings, wide sidewalks, and a minimum of 75% of building façade to front the street.

Attached is a map of the UHWP planning area and the roadways proposed for the Core Transit Corridor designation. The amendment will be reviewed by the Planning Commission on April 10, 2007.